BILL GARRETT, Davidson County
Trans:T20130062530 DEEDWARR
Recvd: 07/23/13 09:51 2 pgs
Fees:13.00 Taxes:277.50

20130723-0075941

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-FH-13-1934

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jejaw Shibabaw Goshu	Jejaw Shibabaw Goshu	
1934 Old Murfreesboro Pike	(NAME) 3736 Waterford Way	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Antioch, TN 37013	135-436.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MITCHELL WHITSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEJAW SHIBABAW GOSHU, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND BEING IN THE 2ND, FORMERLY 5TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF MURFREESBORO ROAD, SAID POINT BEING SOUTH 46 DEGREES EAST 221 FEET FROM THE SOUTHEAST CORNER OF THE R.P. HORTON PROPERTY; THENCE WITH THE MARGIN OF SAID ROAD, SOUTH 35 1/4 DEGREE EAST 108 FEET, THENCE LEAVING SAID ROAD RUNNING SOUTH 88 1/4 DEGREES EAST 35 FEET TO A POINT IN COMBS' LINE, BEING IN REAR OF SAID COMBS' STORE; THENCE WITH HIS SAID LINE, NORTH 2 1/4 DEGREE EAST 344.5 FEET TO A POST, COMBS' NORTHWEST CORNER, THENCE NORTH 84 1/4 DEGREE WEST 54 FEET, THENCE SOUTH 5 1/2 DEGREE WEST 123 FEET TO A POST; THENCE SOUTH 18 DEGREES WEST 144.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MITCHELL WHITSON TO MITCHELL WHITSON, UNMARRIED AS RECORDED ON THE 26TH DAY OF FEBRUARY, 2013 IN INSTRUMENT NO. 20130226-0018901 AND PART OF WARRANTY DEED FROM RONNIE L. JONES, TRUSTEE TO MITCHELL WHITSON AS RECORDED ON THE 17TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050617-0069693, RE-RECORDED AT INSTRUMENT NO. 20050928-0116382, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved (X)
This is improved ( ) property, known as 1934 Old Murfreesboro Pike, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of July, 2013.

Mitchell Whitson

STATE OF Tennessee
COUNTY OF Davidson

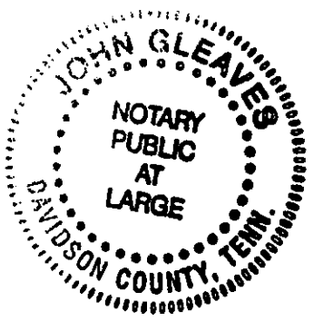
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell Whitson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903